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From: **Contact form at Town of Grafton MA** <cmsmailer@civicplus.com>

Date: Thu, Sep 23, 2021 at 7:27 PM

Subject: [Town of Grafton MA] Concerns re: 224 Worcester Road Development (Sent by Rosemarie Boulanger, rtboulanger@gmail.com)

To: the Select Board <selectboard@grafton-ma.gov>

Hello the Select Board,

Rosemarie Boulanger (rtboulanger@gmail.com) has sent you a message via your contact form (<https://www.grafton-ma.gov/user/14856/contact>) at Town of Grafton MA.

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Message:

To: Select/Planning Board via Email

From: Rosemarie Boulanger, 10 Fairlawn Street

Date: 9/23/21

Re: Concerns Regarding Proposed Development at 244 Worcester St.

As an abutter to the proposed development, while I support commercial development for tax revenue for the Town, this development, if allowed to move forward, will have a major negative impact on the town, not only North Grafton, but also Grafton, and South Grafton. I am opposed to this project being developed at the Wyman Gordon site.

This development abuts a densely populated neighborhood – if this development were proposed for the Industrial Park, it would be suitable for 7/24 operation with tractor trailer traffic, but not for a residential neighborhood. There are many school children waiting for the bus and the traffic will interfere with bus traffic. There is great quality of life in Grafton with youngsters riding their bikes and taking walks in the neighborhood streets. The truck traffic will run rampant over all Grafton side streets, to avoid major congestion on the highways. Just as personal drivers do, they use Waze and Google to learn the back roads of a town. Routes 122 South (which affects the schools and town traffic), and Route 30 East is a back road to 495 will all be used by the truck drivers.

Here are my questions for the developers regarding adherence to federal laws and mitigation efforts:

- a. What are the environmental impacts of prolonged diesel fuel in the neighborhood? How will this development adhere to Clean Air Act Title II – Air pollution caused by 7/24 operation with 7/24 receipt of goods by tractor trailers?
- b. How will this development adhere to Clean Air Act Title IV - Noise Pollution with a 7/24 operation with 7/24 receipt of goods by tractor trailers? 92 truck bays are an excessive number of bays abutting a residential area. This will equate to ongoing tractor trailer traffic. Can inbound and outbound hours be limited to 7 am – 5 pm M-F and none on weekends?
- c. How can taking a left off Brigham Hill Road to 122 be mitigated with the excess of traffic caused by this development? It takes 3-5 minutes currently to take a left in the morning while commuting to work. Sounds like traffic lights will be needed at the entrance to Wyman Gordon, where the inbound/outbound tractor trailers enter/exit, and at the intersection of Brigham Hill Road and Worcester Street, Hilltop Street and Worcester Street.

d. What about a photometric study for the excessive light pollution caused by this development? The tight fit of the warehouse so close to the street will light up all our homes. This is considered a legal nuisance and could result in a lawsuit.

e. Warehouses are not attractive developments – can very large trees be planted to mitigate the appearance so close to 122 so the warehouse and the parking areas housing tractor trailers be hidden?